



Regional Brownfields Assessment Pilot *San Francisco, CA*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA Region 9 selected the City of San Francisco for a Regional Brownfields Pilot. The City of San Francisco (population 710,000) is targeting the South Bayshore area (population 28,000) for revitalization. Demographics of the area include a 13 percent unemployment rate and a population of 62 percent African-American, 21 percent Asian/Pacific Islander, and 9 percent Hispanic. The South Bayshore area was a gateway for port activity until the U.S. Navy's nearby Hunters Point Shipyard (now a Superfund site) closed in 1974, devastating the area's economy. The area has also suffered a disproportionate share of the contamination burden in the City. Known or suspected brownfields in the area include 13 hazardous waste sites and 58 leaking underground storage tanks. The Department of Housing and Urban Development has designated the area an Enterprise Community. Public health, land use, housing, jobs, and property values are documented as significantly below the City's averages.

PILOT SNAPSHOT



San Francisco, California

Date of Award:
August 1996

Amount: \$100,000

Site Profile: The Pilot targets the South Bayshore community which has 120 known brownfield sites within a three mile area. These sites are adjacent to the Hunters Point Naval Shipyard, a Superfund site of 525 acres of waterfront property.

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Visit the EPA Brownfields Website at:
<http://www.epa.gov/brownfields>

OBJECTIVES

San Francisco's overall aim is to integrate a Risk Management Plan with land reuse in the South Bayshore area. The objective of the Risk Management Plan is to develop an area-wide soil and groundwater cleanup approach and integrate this information with the redevelopment and reuse of certain targeted brownfields in the South Bayshore area.

- Reviewing proposed land uses based on the information developed through the Redevelopment Planning Process; and
- Conducting risk assessments and fate and transport modeling to define acceptable residual levels of contamination based on proposed zoning and land use.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Ensured public participation in the decision-making process. Used the Base Closure model of linking community members with regulatory and redevelopment agencies, to establish the Brownfields Advisory Board, which is composed of community members, governmental agencies, businesses, and lenders. Convened several times to discuss the project and the community members' involvement related to land use, zoning, economic development, and environmental justice. Additional community representatives will be joining the Board; and
- Begun the process to collect background hydrogeologic data and historical land use information for the area as part of the initial phase of the Risk Management Plan.

The Pilot is:

- Continuing the first phase of the Risk Management Plan including obtaining and evaluating background information on historical land use and gathering the existing hydrogeologic data for the area. The area is currently a redevelopment survey area, the first step in the process of being designated as a Redevelopment Area. The final redevelopment plan is expected to be approved in September 1998;
- Continuing to obtain and evaluate background information of the area to identify potential chemical sources and exposure pathways;
- Developing an area map illustrating areas of potential environmental concerns based on identified potential receptors;